

Name: Land Use Plan Amendment – Sweet Home Planning District

Location: SE corner of Lindsey Road and I-440

Request: Mining to Industrial

Source: Stephen W. Bowie, Cor Mundi Investments

PROPOSAL / REQUEST:

This Land Use Plan amendment is in the Sweet Home Planning District from Mining to Industrial. The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The change requested is for future development.

EXISTING LAND USE AND ZONING:

The property is wooded and currently zoned R-2 Single Family and is about 9 acres ± in size. To the north lie Interstate I-440, the Fourche Creek, and C-3 General Commercial along the freeway. To the north of that are more R-2 and I-1 Industrial Park and I-2 Light Industrial for the airport uses. To the west, is an area of C-3 General Commercial along Bankhead Drive south of I-440. To the south and to the east is more R-2 and some I-2.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

On March 18, 2003, multiple changes were made north of the freeway for the airport and its related uses as part of an overall review of the area.

On November 16, 1999, multiple changes were made in the College Station area as part of an overall review of the area.

To the north lies Interstate I-440 and beyond that lies a band of Commercial along the freeway and Park / Open Space PK/OS along the Fourche Creek. Public Institutional and Light Industrial is shown for the airport uses to the north of those. To the west, is an area of Commercial along Bankhead Drive south of I-440. To the south and to the east is Residential Low Density RL Industrial I and Mining M. Between the Mining and the Commercial is a bank of PK/OS.

MASTER STREET PLAN:

Lindsey Road is shown as a Collector on the plan. Directly to the north it connects to Interstate 440 with an interchange. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials.

BICYCLE PLAN:

There is a Class III bikeway along this section of Lindsey Road. A Class III bikeway is a signed route on a street shared with traffic. No additional paving or right-of-way is required. Class III bicycle route signage may be required.

PARKS:

Pratt Remmel Park lies immediately north of I-440 on the east side of the interchange and provides a boat launch into Fourche Creek.

HISTORIC DISTRICTS:

There are no city recognized historic districts that would be affected by this amendment.

ANALYSIS:

Properties along Pratt Remmel Road and east of the application area along Lindsey Road are mostly developed with a variety of scales of development. The uses are freight terminals, general manufacturing, paper distributing, air conditioning providers, food wholesalers, and industrial supply companies combined with some small scale commercial uses. To the east and south of the application area is undeveloped land. The Fed Ex terminal is the closest developed property to the application area and is located on the west side of Pratt Remmel Road.

This application area is part of a larger application area by the same owners. Z-8907 is on this agenda. The majority of the area south of I-440 that they are asking to be zoned to industrial is currently shown as Industrial on the plan. This change would consolidate their holding being shown as Industrial on the Plan.

The area proposed to be changed to show Industrial is in the northern one-quarter of the area presently shown as Mining. It is approximately 9 of the 58 acres currently shown as Mining. It is currently wooded. About one third of the current mining area immediately south of the application consists of a larger pond and a smaller pond. This pond is on a different owner's property. It appears that they may have been borrow pits at one time, the remnants of a past mining operation. In a review of past aerial photos since the 1997 flyover, it

appears that the mining has stopped and the pond is slowly increasing in size to cover the entirety of the borrow pit. With the mining stopped in this area shown as Mining, the natural resource is either exhausted or for some reason not being pursued at this time.

This change to Industrial on the Land Use Plan would be a continuation of the general pattern of Industrial in the area. The Future Land Use Plan shows Industrial to the south and east of this site for approximately 5,000 acres. This includes the port area and industrial park. With the larger borrow pit as a barrier, the change to Industrial along the freeway and railroad frontage could provide opportunities for this land to develop.

The change to Industrial could be considered a less intensive use than Mining since the practice of mining in this vicinity is strip mining.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood association: East Roosevelt Neighborhood Association. Staff has received no comments from area residents.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

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PLANNING COMMISSION ACTION:

(JANUARY 30, 2014)

The item was placed on the consent agenda for approval. By a vote of 9 for, 0 against and 2 absent the consent agenda was approved.